

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/87 Springvale Road, Nunawading Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$979,000

Property Type

Townhouse

Suburb

Nunawading

Period - From

17/11/2024

to

16/11/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	11/520 Mitcham Rd MITCHAM 3132	\$810,000	22/09/2025
2	4 Mintleaf Gr MITCHAM 3132	\$850,000	12/08/2025
3	2/7 Crest Gr NUNAWADING 3131	\$875,000	28/06/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/11/2025 09:23



3 2 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Townhouse Price
17/11/2024 - 16/11/2025: \$979,000

Comparable Properties



11/520 Mitcham Rd MITCHAM 3132 (REI)

Agent Comments

3 2 1

Price: \$810,000
Method: Private Sale
Date: 22/09/2025
Property Type: Townhouse (Res)



4 Mintleaf Gr MITCHAM 3132 (REI/VG)

Agent Comments

3 2 1

Price: \$850,000
Method: Private Sale
Date: 12/08/2025
Property Type: Townhouse (Res)



2/7 Crest Gr NUNAWADING 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$875,000
Method: Auction Sale
Date: 28/06/2025
Property Type: Townhouse (Res)

Account - Biggin & Scott Glen Waverley | P: 03 9560 8888